

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the seventh day of May 2003, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Robert G. Giza, Supervisor
Ronald Ruffino, Sr.
Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Richard J. Sherwood, Town Attorney
Mary Nowak, Recording Secretary

Meeting #9
May 7, 2003

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak
Richard D. Zarbo

Town Engineer: Robert Labenski

Town Attorney: Richard J. Sherwood

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held May 7, 2003. Please review if for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:33 PM. Motion was made by Michael Myszka to approve the Planning Board Minutes from the March 5, 2003, with the following correction: ACTION ITEMS - Sketch Plan Review-Proposed Subdivision North of Columbia and South of Kennedy Court: Chair Keysa stated that this is the parcel of land that the Town of Lancaster did not elect to permit to be annexed to the Village of Depew. Motion was seconded by Rebecca Anderson and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -**INFORMAL PRESENTATION/MR. PASQUALE D. CIPOLLA REQUESTED TO SPEAK IN GENERAL TO THE PLANNING BOARD IN REGARD TO NEC.**

Mr. Pasquale Cipolla presented to the Planning Board an informal plan regarding two parcels of land. The first was a 40-acre parcel along the east side of Transit Road between the existing Bella Vista building and The Garden Place Hotel. The second parcel was over 100 acres on Genesee St. Mr. Cipolla explained that he had at least five developers who would be interested in developing these parcels. The Transit Road parcel could possibly be used for a 300-room hotel with banquet facilities. The Genesee St. parcel could be developed with offices, warehouses, apartments, and a lake. Since the cost of a mitigation for these parcels will be about \$300,000, Mr. Cipolla asked the Planning Board if it would be possible to have these properties rezoned prior to an actual mitigation of the properties. He also told the Planning Board that these projects would bring about 1,000 jobs to the Town and substantial tax revenue. After a brief discussion, Chair Keysa asked that smaller drawings be provided to the Planning Board Members, Town Board Members, Town Engineer, and Town Attorney so that they can look them over. No decision can be made at this time.

SITE PLAN/TWIN DISTRICT VOLUNTEER FIRE COMPANY, PROJECT NO. 2309. ADDITION OF 12,000 SQ. FT. TO EXISTING 14,330 SQ. FT. FIRE HALL. CONTACT PERSON: DOUGLAS M SCHEID OF SCHEID ARCHITECTURAL.

Douglas M. Scheid, Scheid Architectural and James Drzewiecki, Twin District Fire Co. presented to the Planning Board the proposed 12,000 sq. ft. addition to the existing building. The addition will be east and south of the existing building and will be brick all around. The proposed addition will be used for training, office space, and showers. Mr. Scheid explained that greenspace will be created around the entire perimeter of the building. Drainage-After some discussion it was decided that the architect will work with the Town Engineer on an oversize drainage pipe for increased on-site storm water detention. There was also some discussion regarding the empty house to the west of the existing fire hall which is on Twin District's property. Mr. Drzewiecki told the Planning Board that the fire company does not have any immediate plans for the house. The Planning Board requested that the house be secured and to improve its appearance.

DETERMINATION

Based on the information presented to the Planning Board, Melvin Szymanski made a motion to recommend approval of the site plan to the Town Board with the condition that the architect work with the Town Engineer on the oversize drainage pipe for on-site detention. Motion seconded by Rebecca Anderson and unanimously carried.

SITE PLAN/LASH WORK ENVIRONMENTS, PROPOSED OFFICE AND MANUFACTURING FACILITY AND TESTING LAB FOR VENTILATION EQUIPMENT LOCATED ON WALDEN AVENUE. CONTACT PERSON: BRAD GRIFFITHS OF CALAMAR CONSTRUCTION MANAGEMENT. PROJECT NO. 3022

Brad Griffiths, Calamar Construction Management, presented to the Planning Board the site plan for the proposed office and manufacturing facility on Walden Avenue east of the Lancaster Airport. Mr. Griffiths told the Planning Board that the back end of the proposed building will be pre-engineered and the front end will be masonry/concrete poured on-site. The facility will be used for manufacturing ventilation and filtration equipment for hospitals. There will also be a lab and a demonstration area. There will be no on-site hazardous materials. The facility will have about 27 employees. Drainage - Mr. Griffiths explained that a detention pond will be placed in the rear along the west property line.

DETERMINATION

Based on the information presented to the Planning Board, John Gober made a motion to recommend approval of the site plan to the Town Board. Motion was seconded by Lawrence Korzeniewski and unanimously carried.

SITE PLAN REVIEW - DENTAL OFFICE, 5755 BROADWAY, EAST OF PARKDALE DRIVE/SOUTH OF STEINFELDT ROAD. PROJECT NO. 3109. CONTACT PERSON: DEAN SUTTON OF DEAN SUTTON ARCHITECTS LLP.

Dean Sutton, Dean Sutton Architects, presented to the Planning Board the proposed site plan for the 6,400 sq. ft. dental office on the 1.7 acre parcel at 5755 Broadway. Mr. Sutton told the Planning Board that the two existing buildings on the parcel will be demolished and removed. Since these buildings were built before 1850, Chair Keysa asked if pictures could be taken of the inside and the outside of both structures for historic records. Mr. Sutton said that the pictures would be taken and given to the Town. The proposed building will be brick and veneer all around. The parking lot will have 45 spaces and 15' light standards with flatlenses. The proposed building has been designed with an 800 sq. ft. waste storage room, so there will be no outside storage for waste. Drainage - The swale along the back portion of the property will be brought around the west side to the detention area which will tie into the drainage system on Broadway. There was some discussion regarding the minimum setback on the east side of the building if a future road is built. Chair Keysa polled the Planning Board members as to whether an additional 5 ft. or 10 ft. should be required. Member Gober- 5', Member Korzeniewski-5', Member Myszka-10', Member Szymanski-5', Member Anderson-10', Member Socha-5', Chair Keysa-10'. It was decided that an additional 5' setback would be required. Mr. Sutton told the Planning Board that he will try to make the additional setback more than 5', if it does not affect the number of parking spaces.

DETERMINATION

Based on the information presented to the Planning Board, Lawrence Korzeniewski made a motion to recommend approval of the site plan to the Town Board with the following conditions: 1. Photos to be taken of the existing structures, both house and barn, for historic records. Photos to be turned over to the Town for use by Town Historian, 2. Height of parking lot lighting to be 15' with flatlenses, 3. Building to be moved 5' or more to the west for a more suitable setback for any future road. Motion seconded by Melvin Szymanski and duly carried by a vote of 6 ayes and one nay.

OTHER MATTERS -

SITE PLAN REVIEW- CADBY INDUSTRIAL PARK LOTS #12 & 13, SOUTH OF WALDEN AVENUE WEST OF RANSOM RD. - Town Attorney Richard Sherwood told the Planning Board that this project was tabled at the last Planning Board Meeting due to lack of a landscape plan and no plan showing the proposed fourth building. He explained that the landscape plan has been approved by Crew Chief Terrence McCracken, (Com 5/7-9), and that the applicant will be constructing only three buildings as shown on the site plan. Mr. Sherwood asked the Planning Board if they were prepared to make a recommendation to the Town Board regarding this site plan, since these situations have been addressed.

DETERMINATION

Based on the information presented to the Planning Board, Steven Socha made a motion to recommend approval of the site plan to the Town Board with the following conditions: 1. Use landscaping plan approved by Crew Chief Terrence McCracken showing four additional trees, 2. Applicant will construct only three buildings, not four buildings as originally proposed. Motion seconded by Michael Myszka and unanimously carried.

At 9:12 PM Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by John Gober and unanimously carried.

